

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Mogerman, O'leary & Patel  
La reserve Restaurant  
Site Plan Review

**Case #:** 16-R-02

**Job Location:** 3115 NE 32<sup>nd</sup> Ave

**Date:** 1/22/02

**Comments:**

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license prior to applying for a building permit. This application shall include calculations supporting site design and compliance with South Florida Water Management Design criteria, with adequate measures for on site retention of surface water runoff.
2. Please indicate staking distances on the plan per Section 47-20.5 of the ULDR. Staking distances required are 22 feet from a non-traffic way.
3. Please provide engineer's certified drainage plan and supporting calculations for on-site and off-site parking lot design.
4. Indicate concrete sidewalks going across all proposed driveways on both parking lots with appropriate handicap ramps for ADA accessibility. This shall be done from the proposed off-street parking lot to the restaurant site.
5. Please add notes to the plans to identify on-site parking as valet parking.
6. Owner shall execute a valet parking agreement with City as directed by the Zoning Administrator.
7. Please indicate all electrical poles and related facilities on or near proposed access points or other proposed elements which may conflict with these structures and coordinate relocation of same (if required) with Doug Lee (828-5059), project engineer prior to construction.

**DRC**  
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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** La Reserve Restaurant

**Case #:** 16-R-02

**Date:** 1-22-02

**Comments:**

Provide flow test and show hydrant location on civil plan.

**DRC**  
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**REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Mogerman, O'Leary & Patel  
La Reserve Restaurant

**Case #:** 16-R-02

**Date:** January 22, 2002

**Comments:**

No apparent interference will result from this plan at this time.

**DRC**  
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**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Mogerman, O'Leary & Patel/ La  
Reserve Restaurant

**Case #:** 16-R-02

**Date:** 1/22/02

**Comments:**

1. Show the pavement edges (sidewalks, alley, etc.) on the Landscape Plan to verify that the trees have the required 8' minimum planting area width.
2. Indicate requirements for irrigation.
3. Verify that there will not be a problem maintaining visibility in the 25' sight triangle. The Green Buttonwood hedge indicated may be difficult to maintain at the required 30" ht.
4. Sec. 47-21.10 requires that "for parcels on a waterway, the first 20' of the yard fronting on the waterway shall be in landscaping. Verify the requirements of this section.
5. Provide the calculations that show that the 10' average landscape buffer (with a 5' minimum) adjacent to the R.O.W. is met.
6. Is the curbing in the parking lot 6" or 4" width? If it is 6" the peninsula tree islands would be of insufficient width (8' landscape area required).
7. All Tree Preservation Ordinance requirements apply. Any trees which would be considered good candidates for relocation should be relocated (the 12" cal. Mahogany may apply). Otherwise, "equivalent replacement" for trees removed to be above min. site code requirements.
8. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

**DRC**  
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**REPORT**

**Division:** Planning

**Member:** Chris Barton  
828-5849

**Project Name:** La Reserve Restaurant

**Case #:** 16-R-02

**Date:** January 22, 2002

**Project Description:**

The proposal is for the construction of a new addition, patio dining area, dock, and off-site parking lot. Since the subject property is located along a waterway, Level III Site Plan Review is required (Planning and Zoning Board).

**Comments:**

1. Provide two (2) perspective drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
2. Provide a text narrative that includes at a minimum information on the: security system, hours of the various service and maintenance operations, anticipated restaurant operations, ownership information, lighting, solid waste disposal system, and valet parking system. Any valet parking system will require a valet parking agreement.
3. Provide a point-by-point text narrative of how this proposal meets the Neighborhood Compatibility requirements of ULDR Section 47-25.3.
4. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that may be displaced by this proposal.
5. Provide a copy of the most current recorded plat and amendments, for the proposed site.
6. Provide a table indicating the existing (legal non conforming), required (in the CB District) and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

7. On all elevations indicate the adjacent dock and waterway, and show the relationship to adjacent streets and the mass outlines of all adjacent structures.
8. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
9. Discuss the need for any curb and gutter and for a sidewalk connection along the south property line to the area under the Oakland Park Blvd. Bridge with the Engineering Representative.
10. No outdoor Public Address systems will be permitted.
11. Waterway uses require a 20' landscape buffer between the property improvements and the waterway (47-23.8). The existing building is nonconforming because it does not currently provide the required 20' landscape buffer. The proposed patio area abuts the bulkhead line, and thus encroaches into the required landscape buffer area. A modification may be approved by the planning and zoning board.
12. Since the existing structure is nonconforming, the extension of the proposed canopy over a portion of the patio and into the required landscape buffer area may constitute an enlargement of the nonconforming structure. Please discuss with Zoning Representative (47-3.2 (B)(1)).
13. The site plan site does not provide the square footage for the proposed addition. Also, there is a discrepancy regarding the square footage of the new customer service area. The Restaurant Site Calculations shows 1,938 SF, the Parking Calculations shows 2,557 SF, and the site plan shows 2,300 SF for the patio dining area. Please correct so that all match.
14. Discuss parking requirements with Zoning Representative. Plan does not appear to account for the existing restaurant in the parking calculations.
15. The proposed addition encroaches into an existing easement. The easement must be vacated to construct the proposed addition. A separate fee and application will be required for an alley and for an easement vacation request.
16. The existing alley deadends midway into the property, and should be vacated. If not vacated a license agreement with the City may be required.
17. Show details of the dumpster enclosure. The enclosure materials shall be compatible with the building (47-19.4 (E)). The proposed location does not meet ULDR requirements to locate to the rear or less visible area of the site.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

18. The proposed landscaping on the east side of the dumpster enclosure (GB) is not identified on the landscaping legend.
19. Show detail/section of the proposed seawall/dock, and discuss the intended use of the dock area.
20. Discuss the current use of the proposed offsite parking area and disclose any existing parking obligation which that site may have.
21. A parking agreement must be provided for off-site parking (47-20.18)
22. Additional comments may be forthcoming.

**DRC**  
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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: LaReserve

Case #: 16-R-02

Date: 1-22-02

**Comments:**

Parking lot lighting should meet IESNA standards and photometrics should be provided.

Canopied trees should be placed in areas that will not interfere with the illumination of lighting fixtures.



**DRC**  
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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Mogerman, O'Leary & Patel/  
La Reserve Restaurant

**Case #:** 16-R-02

**Date:** 1/22/02

**Comments:**

1. Discuss site circulation, stacking and dead-end parking with applicant and Engineering representative.
2. Parking data and building square footage of new and existing restaurant are not consistent.
3. Planning and Zoning Board review and approval are required for Waterway Uses in accordance with section 47-23.8. Provide a narrative outlining how the proposed project is in harmony with other developments in the area.
4. Discuss vacation of alley and easement with applicant and Engineering representative.
5. Provide a valet parking agreement in accordance with section 47-20.18 prior to C.O. Indicate on the site plan valet drop off area and attendants booth/stand.
6. Is the off-site parking lot also valet parked? If not a valet lot indicate on the site plan a safe pedestrian path from the parking lot to the restaurant in accordance with section 47-20.4.A.2.d.
7. Provide canal and dock width on the site plan. Dock shall not extent more than ten (10) percent of the width of the waterway, or a maximum of twenty (20) feet, whichever is smaller in accordance with section 47-19.3.B.
8. Additional comments may be forthcoming at DRC meeting.